

Richard Lewis, Chair  
Mark Christoffels, Vice Chair  
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MINUTES**

18-089PL Recommendation to receive and file the Planning Commission minutes of November 15, 2018.

**Suggested Action:** Approve recommendation.

**DIRECTOR'S REPORT**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

**REGULAR AGENDA**

1. [18-084PL](#) Recommendation to accept Categorical Exemption CE-18-156 and approve Conditional Use Permits (CUP-18-017-Southwest corner of the subject property (Pad 1) and CUP 18-035-Northwest corner of the subject property (Pad 2)) to establish two (2) drive-through uses on outlying pads within an existing, remodeled shopping center at 1320 Atlantic Avenue in the Community Automobile-Oriented District (CCA) zone. (District 6)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A- Location Map](#)  
[Exhibit B- Plans and Photos](#)  
[Exhibit C- Findings and COA](#)  
[Exhibit D- Categorical Exemption CE-18-156](#)

2. [18-085PL](#) Recommendation to accept Categorical Exemption CE-18-155 and approve a Conditional Use Permit (CUP18-016) for the incorporation of a new drive-through lane in conjunction with the renovation of an existing commercial strip center by demolishing three existing buildings and a portion of a fourth building (25,644 s.f.) and constructing two new buildings (23,620 s.f.) at 739 E. Anaheim Street in the Community Auto-Oriented (CCA) District. (District 6)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A- Location Map](#)  
[Exhibit B- SPR Findings](#)  
[Exhibit C- Plans & Photos](#)  
[Exhibit D- Findings and Conditions](#)  
[Exhibit E- Categorical Exemption](#)

3. [18-086PL](#) Recommendation to accept Categorical Exemption (CE18-212) and approve a Tentative Parcel Map (TPM18-002) and Local Coastal Development Permit (LCDP18-031) to subdivide an existing 15,000-square-foot parcel into two separate lots; Parcel 1 - an 8,500-square-foot lot, and Parcel 2 - a 6,500-square-foot lot, located at 29 Kennebec Avenue in the R-3-S zoning district. (District 3)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A- Location Map](#)  
[Exhibit B- Tentative Parcel Map](#)  
[Exhibit C- Findings and Conditions](#)

4. [18-087PL](#) Recommendation to accept Categorical Exemption (CE18-233) and approve an Administrative Use Permit (AUP18-003) to allow minor automobile repair within an existing building. The minor automobile repair is limited to vehicles associated with the applicant, Hoonigan industries, and is not open to the public at 621 Golden Avenue in the PD-30 Zoning District. (District 1)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B- Plans, Renderings and Photos](#)  
[Exhibit C- Section 21.15.290](#)  
[Exhibit D- Findings](#)  
[Exhibit E- Conditions of Approval](#)  
[Exhibit F- Public Comments](#)  
[Exhibit G- Categorical Exemption](#)

5. [18-088PL](#) Recommendation to accept Categorical Exemption (CE-18-216) and Approve Administrative Use Permit (AUP18-004) to establish a bank with a drive-through, Conditional Use Permits (CUP18-019 & CUP18-020), to establish two restaurants with drive-throughs, and Vesting Tentative Parcel Map (TPM-18-003) to establish a four-parcel subdivision in conjunction with a new shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B- Project Plans](#)  
[Exhibit C- Findings and Conditions](#)  
[Exhibit D- Vesting Tentative Parcel Map](#)  
[Exhibit E- Findings](#)  
[Exhibit F- Consolidated COA.pdf](#)  
[Exhibit G- Public Comments](#)  
[Exhibit H- Categorical Exemption](#)  
[Exhibit H- 2](#)

**PUBLIC PARTICIPATION:** Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

**COMMENTS FROM THE PLANNING COMMISSION**

**ADJOURNMENT**

NEXT REGULAR MEETING: December 20, 2018 - 5:00 p.m.

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## GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Remarks are generally limited to 3 minutes.

1. State your name and address.
2. Organization you represent, if any.
3. State whether for or against the proposal.
4. Your statement should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by the individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

**NOTE:**

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 24 business hours prior to the Charter Commission meeting.

Kung nais ang interpretasyon ng sinasalitang wika para sa mga taong hindi nagsasalita ng Ingles o kung nais ang isang natatanging tulong ayon sa Americans with Disabilities Act, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 24 oras ng negosyo bago ang pagpupulong ng Charter Commission.

Si desea interpretación oral en otro idioma para personas que no hablan inglés o si desea una adaptación especial en conformidad con la Ley de Estadounidenses con Discapacidades, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 24 horas hábiles antes de la reunión de la comisión de estatutos.

បើមានការចង់បានឲ្យមានការបកប្រែភាសាផ្ទាល់មាត់ឲ្យអ្នកមិនចេះនិយាយអង់គ្លេស ឬបើមានការចង់បានឲ្យមានដំណោះស្រាយពិសេសដោយយោងតាមមាត្រាច្បាប់ស្តីពី ជនពិការអាមេរិកាំង សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យសៀន ក្រុងតាមរយៈលេខ (562) 570-6101 (24 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំ គណៈកម្មការធម្មនុញ្ញ)។

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យ  
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